IN OR 1549/657
1984 CHAL DW/MH

WILLIAMS JOHN L & WILMA J
PO BOX 1435
YULEE, FL 32041

2025

04-2N-27-0000-0003-0410

BUILDING CHARACTERISTICS

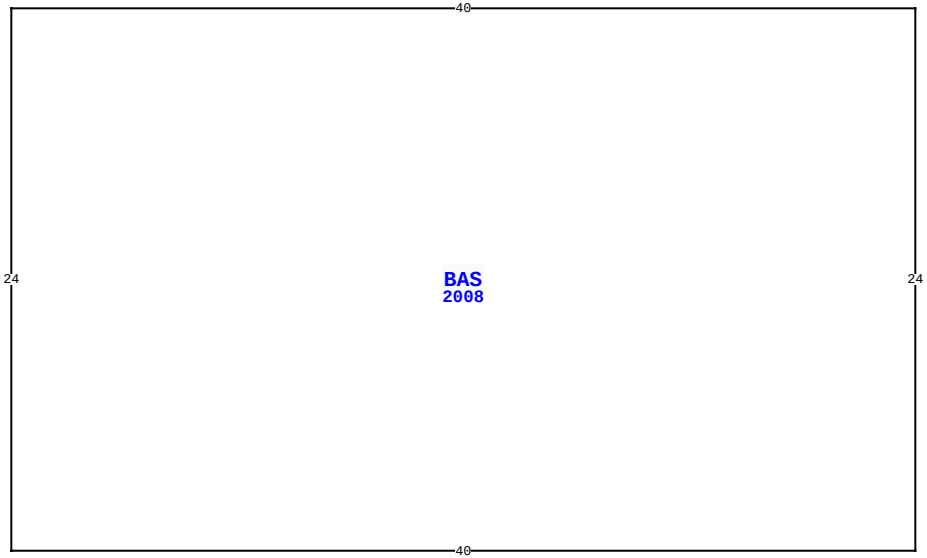
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2008	960	22,579
TOTALS	960			960	22,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	98.0000	78.40	75,264	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE	12/17/2008	KK	LGL DATE
XF DATE			LAND DATE 05/08/2025 MLU
INC DATE			AG DATE

86173 WREN RD, YULEE

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,579
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,825
TOTAL MARKET VALUE	143,404
SOH/AGL Deduction	68,960
ASSESSED VALUE	74,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,444
TOTAL JUST VALUE	143,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/0657	2/04/2008	WD	U	I	23	55,000
GRANTOR: FOUNTAIN DAVID R OR C						
GRANTEE: WILLIAMS JOHN L & W						
0695/0734	12/30/1993	QC	Q	V	01	100
GRANTOR: MURPHY ROBERT & MELBA						
GRANTEE: FOUNTAIN DAVID OR C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0002	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	85,000.00	85,000.00	120,700							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.25	AC		1.00	1.00	1.00	500.00	500.00	125							

REVIEW DATE 03/20/2020 BY NWP Total Acres: 1.67 Total Land Value: 120,825 Market: 0 Agricultural: 0 Common: 120,825 PRINTED 07/30/2025 BY SYS